



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 19, 2007  
**AGENDA DATE:** March 26, 2007  
**PROJECT ADDRESS:** 122 La Plata (MST2004-00823)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 6,500 square foot project site is currently developed with a single-family residence and attached one-car garage. The proposed project involves a remodel, conversion of the existing garage to habitable space, 490 square feet of new first floor area, a 827 square foot second story, a detached one-car garage and one uncovered parking space. The discretionary application required for this project is a Modification to permit window alterations within the required front yard setback (SBMC §28.15.060).

Date Application Accepted: February 12, 2008      Date Action Required: May 12, 2008

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Dawn Sherry	Property Owner:	Barbara Scharf
Parcel Number:	045-211-016	Lot Area:	6,444 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	4% slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South – Single Family Residence		West – Single Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	789 sf	1,188 sf addition, 2,194 s.f. total
Garage	253 sf garage to be converted to habitable space	210 sf garage & 1 uncovered space
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area: 6,444 sf; 100%  
Building: 1,764 sf; 27%  
Hardscape: 1,363 sf; 21%  
Landscape 3,317 sf; 52%

**IV. DISCUSSION**

This is the latest in a series of proposals for this site. The first was a proposal to demolish the existing building, and build a new two-story building, in 2001. That project was heard by the Architectural Board of Review, was opposed by the neighbors, and was not pursued by the property owner. The second was a proposal to remodel the existing building, including the reconstruction of portions of the building that exist in the front setback, and to add a second story. That building permit application expired in December 2006, when the applicants were not able to demonstrate that the proposed reconstruction of the nonconforming building could be accomplished at the same height as the existing building.

This project proposes alterations and additions to the building, while maintaining the existing portion of the building that encroaches into the front setback, rather than reconstruction. The project's Floor Area Ratio is less than 85% of the maximum allowable; therefore one covered parking space and one uncovered parking space is required. The Modification requested is to allow more and larger windows in the nonconforming portion of the building, which match the architectural style of the project. And although a proposed bay window will encroach two-feet (2') into the non-conforming setback, all proposed additions of floor area will observe the required setbacks for new construction. Staff has been assured by the applicant that the proposed project will maintain the original non-conforming floor area.

This project has been reviewed by both the Architectural Board of Review (ABR) and Single Family Design Board (SFDB). Review by the ABR suggested that the applicant pursue a Modification to allow alterations that would benefit the design. When the project returned, it was reviewed by the Single Family Design Board, which gave favorable support to the proposed window changes, after a straw vote related to the Modification being request.

Staff is concerned that upon the commencement of the work, the applicants may find that the existing building cannot be maintained, due to termite damage or dry rot or other structural issues. The reconstruction of buildings in setbacks is allowed by the Zoning Ordinance; however, there are limitations, such as: no further encroachment, or no increase in height.

Because of Staff's experience with a prior iteration of this project, and the applicant's inability to reconstruct the portion of the building in the setback at the same height as the existing, Staff recommends a condition or approval that requires that the building permit for the construction include dimensioned, "as-built" drawings of the portion of the building that encroaches into the setback, including floor plan, elevations and sections, which show the building height at relevant points on the structure, structural members, including foundation, plates, studs, floor joists, ceiling joists, roof rafters, and other relevant structural members, so that in the event that the building must be rebuilt, the City can be assured that the rebuilt portion is not taller than the existing building. An exploratory demolition permit could be issued to facilitate the "as-built" drawings. Alternatively, the project could be continued, and renoticed for a Modification to allow the portion of the building that encroaches into the setback to increase in height by a minor amount.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement by allowing upgrades to an existing structure and meets the purpose and intent of the ordinance in that no new square footage is being added within a required setback. Said approval is subject to the condition that the building plans for the project include "as-built" drawings of the portion of the building that encroaches into the front setback, including floor plans, elevations and sections, which show the building height at relevant points on the structure, structural members, including foundation, plates, studs, floor joists, ceiling joists, roof rafters, and other relevant structural members.

**Exhibits:**

- A. Site Plan
- B. Applicant's letter dated February 10, 2008
- C. ABR& SFDB Minutes
- D. Neighborhood Letters

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
(rmilazzo@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805)564-5470

**SHERRY AND ASSOCIATES, ARCHITECTS**  
**513 SANTA BARBARA STREET**  
**SANTA BARBARA, CA**  
**(805) 963-0986**

**DATE:** February 10, 2008

**TO:** City of Santa Barbara  
Roxanne Milazzo, Modification Hearing Officer

**RE:** ***122 La Plata, Request for Modification for alterations within portion of existing residence with required front yard***

Dear Mrs. Milazzo,

Attached is a Preliminary Site Plan, Floor Plan and Exterior Elevations for a remodel and second story addition to an existing single family dwelling location at 122 La Plata in Santa Barbara. We are proposing to retain that portion of the existing residence within the required front yard and are requesting a Modification in order to make window alterations within this portion of the existing structure in order to secure appropriate improvements to the house and provide the Owners with a finished product that is architecturally pleasing, takes advantage of views to the ocean to the south and eliminates the over-simplistic and undersized fenestration design within this portion of the residence as it was originally built.

The modification we are requesting is the following:

**Modification for alterations to two west facing, ~~one south facing~~ and one north facing window within that portion of the existing residence that is located within the front yard setback and therefore non conforming.**

We are requesting this modification because we feel that the alterations to the windows:

1. Integrate the improvements we are making to the remainder of the existing residence outside the required setback with that portion of the existing residence that is within the front yard to remain. This incorporates the improvements throughout the project rather than retain the existing very small and plain windows as they were originally constructed.
2. It was the Architectural Board of Review's suggestion that we pursue this path to achieve the aforementioned goal of architectural integrity for the remodel project.
3. We feel that, although the existing residence was appropriate in architectural style for the time it was originally constructed, the changes to the adjacent homes in the neighborhood and improvements being made to the neighborhood, in general, merit alterations that will give charm-giving elements to the otherwise plain, undersized windows within this portion of the existing residence.
4. Currently the existing windows do not take advantage of the only view to the ocean

**EXHIBIT B**

from this property. It is our desire to maximize this small view to the south.

5. The option of moving the entire residence to the east in order to avoid needing the Modification to make alterations and improvements to these front windows would result in a complete loss of any view down La Plata and any view of the ocean. We are requesting to preserve this small view that we feel is an integral part of the design of this residence and this portion of the street.

Thank you for your consideration of this Modification and please feel free to call our office if you have any questions regarding this request.

Sincerely,

Dawn Sherry

A handwritten signature in black ink, appearing to read "Dawn Sherry", with a large, stylized loop at the end.

## 122 LA PLATA DESIGN REVIEW COMMENTS

### May 21, 2007 ABR Concept

Present: Alicia Harrison, Agent; Dawn Sherry, Architect; David Shapiro, Owner; and Jaime Limón, Senior Planner.

Chair Wienke acknowledged receipt of four letters expressing concerns with the project, fifty-six letters in support of the project, and one letter requesting continued review of the project. Ms. Harrison, agent, submitted 17 additional letters in support.

The following people spoke about the project:

- o Mac Bakewell: opposed, plate heights.
- o Joe Cantrell: opposed, floor area ratios, mass, bulk, and scale, crowding.
- o Michelle Giddens: complies with NPO guidelines.
- o Timothy Harding: in favor, enhancement to the neighborhood.
- o Tony Fisher, Attorney representing Mac Bakewell: size, bulk, scale, and lack of cross sections.
- o Karen Ellen: in favor, adds character and charm.
- o Gene Schaefer: opposed, bad design, no improvement to neighborhood.
- o Eric Schott: opposed, boxy look, needs more detail, size of trees.

Motion: Continued indefinitely to the Full Board, or to the Single Family Design Board at the applicant's choosing with the following comments:

- 1) Provide a more complete drawing packet reflecting the changes and requirements of the Neighborhood Preservation Ordinance (NPO), including dimensions on the elevations and plans.
- 2) Provide information about the closest 20 homes, as required by the NPO.
- 3) The Board understands the size, bulk, and scale, but reserves making a finding for compatibility until review of the 20 closest homes documentation.
- 4) The Board appreciates the 8 foot plate heights and the reduced plate heights for the first and second story.
- 5) Most Board members do not feel the 25 foot roof height is a problem. Some Board members have suggested reducing the plate height.
- 6) Include permeable paving and a ribbon driveway.
- 7) Reexamine the proposed wedding cake design style for a better method of integrating the second-story mass. and reducing the second story.
- 8) Study the 5:12 roof pitch for ways to make it lower.
- 9) Show a trash recycling location.
- 10) Reexamine the entry for a more prominent and pedestrian-friendly street elevation.
- 11) There is concern that building is too boxy and uninteresting. Add architectural design features to improve the appeal.
- 12) Provide a survey showing structure location and site topography.
- 13) Board appreciates saving the large tree in the rear yard. Provide additional large tree landscaping, in the rear, to mitigate the view of the second story addition.

- 14) Implement good neighbor policies where ever possible, such as not having windows looking into neighboring private yards.
  - 15) Install stone or brick-veneer finished chimney.
  - 16) Implement "green features" where ever possible.
  - 17) Provide additional site sections.
  - 18) Provide dimensioned drawings.
  - 19) Provide increased articulation of the façade.
- Action: Mosel/Manson-Hing, 6/0/1. Motion carried. (Mosel abstained. Sherry stepped down.)

### **June 18, 2007 ABR 2<sup>nd</sup> Concept Review**

Present: Dawn Sherry, Architect; Alicia Harrison, Planner; David Shapiro, Owner.

Public comment opened at 7:18 p.m. The following individuals spoke with concerns of the project:

Joe Cantrell: revisions needed; comparisons beyond 20 closest homes.

Tony Fisher: lack of cross sections; new drawings not available to public before hearing; comparisons beyond 20 nearest homes; not compatible with neighborhood; ABR's previous comments not addressed.

Chair Manson-Hing read a letter from Mac Bakewell expressing concerns: public profile; precedence.

The Following individuals spoke in support of the project:

Timothy Harding: in support; appropriate in size; 30 - 40 closest homes is reasonable.

Dorothy Fox: in support; neighborhood is in transition; not a historical neighborhood.

Michelle Giddens: accuracy of F.A.R. data is questionable; should consider beyond 20 closest homes requirement.

Mr. Manson-Hing acknowledged receipt of information concerning the 20 closest homes plus additional information. Ms. Sherry provided information concerning recent changes. Public comment closed at 7:40 p.m.

Motion: Continued indefinitely to the ABR or the SFDB at the applicant's discretion with the following comments:

1) The Board finds that for the proposed project size there is a viable project that can be compatible with the neighborhood; however, the Board finds the applicant may be better served in making massing decisions by obtaining a modification for that portion of existing building within the front yard setback. The Board would support a modification of the window elements in that area if possible.

2) Restudy the second story massing; the Board is concerned with the busyness as presented.

3) The Board would prefer less competing roof elements.

Action: Zink/Mosel, 4/0/0. Motion carried. (Sherry stepped down. Aurell, Mudge and Wienke absent.)

## **February 4, 2008 Single Family Design Board Review**

Present: Dawn Sherry, Architect; Alicia Harrison, Project Planner; David Shapiro, Owner.

Public comment opened at 5:22 p.m.

1. Eric Schott, neighbor: defeating the purpose of the NPO guidelines.
2. Mac Bakewell, neighbor: deck addition at northwest corner will look into his property; tower feature (read comments into the record).
3. Michelle Giddons, Citywide Homeowners Group is in support of the remodel; the project will test NPO fairness.
4. Joe Cantrell, resident: project might set a precedent; concerned with mass, bulk, scale, and privacy; plate height was raised (submitted written comments).
5. Tony Fisher, representing Mac Bakewell: comment letters do not reflect new plans; project description not accurate; suggested a 10-day notice for projects not previously viewed by SFDB; driveway terrace; tear down might affect modifications; increase in FAR due to garage; Design Guidelines recommend lowering plate heights (page 33); 20 closest homes data.
6. Timothy Harding, in favor. The project is compatible with the neighborhood; appropriate bulk and scale, and is an improvement.

Public comment closed at 5:39 p.m.

Mr. Mahan announced that the agenda was incorrect for FAR calculations and in not stating that a modification is required. He instructed Staff to confer with the City Attorney as to whether re-noticing is required when a project transitions from ABR to SFDB.

Straw vote: How many members can support a modification for the 9 foot roof plate height? 0/6/0.

Straw vote: How many members can support a modification for window alterations in the legal nonconforming front wall? 4/2/0.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) Simplify the architecture.
- 2) Restudy the turret and balcony for better integration.
- 3) Revise the front porch.
- 4) Revise the elevation to reduce the 9 foot plate height.
- 5) Restudy the windows at the stairwell.
- 6) Show screening around the uncovered parking space.
- 7) Show a ribbon driveway.
- 8) Relocate the street tree.
- 9) Provide a site section including the driveway.
- 10) Show consistent breakup of the windows.

Action: Mosel/Zink, 4/0/2. Motion carried. (Bernstein and Diesler abstained. Woolery absent.)



NEIGHBORHOOD SUPPORT FOR 122 LA PLATA

EXHIBIT D

File

**From:** mcbakewl@gmail.com on behalf of Mac Bakewell [mac@marineterrace.org]  
**Sent:** Sunday, June 17, 2007 6:03 PM  
**To:** Community Development ABRsecretary  
**Cc:** Blum, Marty; Barnwell, Brian B.; Falcone, Iya; Horton, Roger; House, Grant; Schneider, Helene; Williams, Das  
**Subject:** Comments for ABR hearing June 18, 2007

Please forward to all ABR members and please e-mail me to confirm that this has been done.

Written June 17, 2007 - 04:13 AM PDT, in flight over the Pacific, and posted from Thailand.

Re: 122 La Plata  
 Agenda item #7  
 ABR hearing June 18, 2007

Dear Chair Wienke and ABR members:

122 La Plata remains a widely watched and vigorously contested project because it was, in fact, a primary nexus of the recently revised NPO. Today, a full six years after its original debut, this same project has now become an important test case of that newly revised ordinance.

The new NPO includes mathematical formulae for determining a project's appropriate maximum size, thereby freeing your board to focus on the equally critical consideration of design. Architecture is your purview and your passion, and on May 21 your members agreed that the plans Dawn Sherry presented on that date called for significant aesthetic improvements.

Following Chair Wienke's comment that while a nondescript single-story house may be acceptable, a nondescript two-story structure is not, you recorded a 19-point list of recommendations. That list, which you acknowledged was not comprehensive, made it clear that this design needed far more than a few tweaks and trellises. In fact, at least one of your board members suggested that a complete redesign might be the most expeditious approach.

Even though I am weary of this struggle, and not unsympathetic to the applicant's long suffering, I think that more important considerations are this project's high public profile, and the precedent its outcome will establish for interpretations of the new NPO, both in Marine Terrace and throughout Santa Barbara. Having come this far now is hardly the time to settle for "close enough."

In that spotlight, I urge you all to remain cognizant of the extended ramifications of your comments here tonight. I am not physically present only because I am in Thailand, and I am writing in the hope and trust that you will give the design of this project all the careful scrutiny and consideration its historical and political prominence deserves.

Thank you.

Mac Bakewell  
 126 La Plata  
 Santa Barbara, CA 93109

DISTRIBUTED TO: DATE: 6-18-07  
 ABR MEMBERS (8) ABR TECH -  
 SR. PLANNER, ASST. CITY ATTY. -  
 APPLICANT(S) AGENT  
 ABR SEC, ENTERED AS INT PARTY  
 ON DATE: 5-07 BY: Sc

City of Santa Barbara  
 Building and Safety Division

JUN 18 2007

RECEIVED

6/18/2007

The Board of Directors of CityWide Homeowner's has unanimously voted to support the remodel and addition proposed for 122 La Plata by David Shapiro and Barbara Scharf.

CityWide represents over 1000 homeowners across Santa Barbara but our group began on the Mesa, specifically in the original Marine Terrace tract where this project is located. Of the 315 homes in this tract we represent approximately 1/3. The Mesa Chapter of the CityWide Homeowners is the largest representative body from the Mesa. Older, historically rooted groups claim to represent the views of the Mesa but their memberships today are small and there has been no attempt by these groups to survey the larger opinion of the community they claim to represent. We are clearly the most representative group speaking for the preferences of the Mesa community, specifically the Marine Terrace.

CityWide has a strong interest in this project because it will be one of the first to be reviewed by the SFDB using the updated SFDG and NPO. We have been opposed to FAR restrictions from the beginning and find the new ordinance to be unfair and inflexible. We find the size limitations too small. It has been 3 long years and for the next 2 years we must live with the "compromise" that resulted.

The proposed plans for 122 La Plata meet all the current regulations and good neighbor guidelines. The applicant of this project made thoughtful attempts to conform to the spirit, as well as the numbers, of the new NPO. This project's size falls within the FAR limitations. This project has minimized its impact by retaining the front and side walls of the original structure. The second floor is pushed in on the sides and in the front. The bulk of the second story rests front of center to maximize backyard privacy while minimizing street bulkiness. Most of the projection to the rear is actually a single story addition.

Despite this, one neighbor hired an attorney and an architect to try to block this project when it was very far along in plan check. This is ironic since this neighbor was one of the principal drivers of the political movement that led to the new NPO. That side repeatedly claimed that we needed the new NPO so that neighbors wouldn't have to fight neighbors. To push a position through the political process and then not abide by the resulting ordinance is reprehensible. At the starting point of the new NPO opposition to a project which complies with it should not be tolerated.

☆ CityWide Homeowners is concerned that the "85% rule" might be manipulated to imply that 85% of maximum FAR is the de facto limit, rather than the maximum FAR number itself. The maximum FAR formula was agreed to and is already quite conservative, a significant limitation when compared to the previous rules. In fact, one ABR member addressed the City Council pointing out that designing a 3 bedroom, 2 ½ bathroom house was quite difficult using the FAR numbers for lots under 7500 sq ft. If the 85% of FAR becomes the de facto limit it would violate the compromise that was reached and jeopardize the trust the community put into the process. Applicants who choose to build up to the maximum number should not be discriminated against. That is their right and it should be expected and acceptable to do so.

From a moral standpoint, those who pushed for the new NPO and its FAR standards need to accept a project such as 122 La Plata as a shining example of a product of the new NPO legislation. It is a shame that we are seeing conflicts at this early stage.

We live in a community and, as such, we all need to compromise during this trial period. After the trial period is over, we all have an obligation to go back to City Council and to our constituents with our opinions. As such, CityWide will be watching this process very carefully.

Respectfully,



Michelle Giddens

President

CityWide Homeowners of Santa Barbara

Delivered-To: mcbakewl@silcom.com  
Subject: RE: Agenda item #8: Concept Review for 122 La Plata  
Date: Mon, 21 May 2007 13:18:57 -0700  
Thread-Topic: Agenda item #8: Concept Review for 122 La Plata  
Thread-Index: AcebuKBlj7RST9m1TPmiPYRYGEYafAALIrnQ  
From: "Shafer, Gloria R" <GShafer@SantaBarbaraCA.gov>  
To: "Mac Bakewell" <mac@marineterrace.org>  
X-pstn-neptune: 2910/2001/0.69/65  
X-pstn-levels: (S:75.89070/99.90000 P:95.9108 M:97.0282 C:98.6951 )  
X-pstn-settings: 3 (1.0000:1.0000) s gt3 gt2 gt1 p m c  
X-pstn-addresses: from <GShafer@SantaBarbaraCA.gov> [1800/86]

Your e-mail has been received, copies will be provided to the Board.

---

**From:** Mac Bakewell [<mailto:mac@marineterrace.org>]  
**Sent:** Monday, May 21, 2007 7:59 AM  
**To:** Community Development ABRsecretary  
**Subject:** Agenda item #8: Concept Review for 122 La Plata

May 21, 2007

To: All members, Architectural Board of Review  
Re: Agenda item #8: Concept Review for 122 La Plata

Dear ABR members,

I am writing to express my concerns over the project proposed at 122 La Plata, and I would like to begin by saying that I am pleased by the inclusion of FARs in the recently revised NPO because they free this board to focus on design.

As the owner and twenty-five-year resident of the home immediately to the north of 122 La Plata, I am painfully familiar with this project which, in a slightly different form, first appeared before your predecessors in April of 2001.

In the six years since that initial concept review, this applicant has struggled with various architects, the Planning and Building Departments, and with neighbors like myself, in a prolonged attempt to have this project approved.

His efforts have been met with sustained opposition by neighbors, by review comments which often included the words "too aggressive," and by repeated rebuffs from the Planning and Building Departments for Sisyphean lists of omissions, oversights, and inconsistencies.

I might point out that even after eighteen months in the review process, several obvious inconsistencies remain in these plans. A few examples:

1. The "existing" width of the section within the 20' setback is shown as 26'-3" whereas according to the original (1951) drawings that dimension is only 25'-8"
2. The two "existing" windows, also within the 20' setback, are shown as 6' wide whereas they are actually only 3' wide.
3. The "existing" plate height, also within that 20' setback, is shown as 8'-4" whereas the actual existing plate height is only 8'-1".

Given that any one of the above three inconsistencies would require a modification, it should be clear that this project still demands some unusually vigilant scrutiny.

Even though some may see the FARs as the core of the new NPO, that new ordinance is

actually far more explicit than the original on the characteristics and importance of excellent design. Additionally, and throughout the NPO revision process, members of this board have repeatedly affirmed that architecture is the key to attractive and compatible design, and I am now urging you to use your own experience and skills to help this applicant design a structure that is truly compatible with our neighborhood.

For your reference, I have posted a series of images on the web:

<[http://members.cox.net/marineterrace/122 La Plata/before and after.html](http://members.cox.net/marineterrace/122_La_Plata/before_and_after.html)>

Please note that the plans posted there are essentially identical to those you are reviewing as a "new" project today, even though those drawings were dated October 1, 2004, and first submitted for review in November of 2004. (The Notice of Coastal Exclusion pertinent to the plans before you today is dated December 2, 2004.)

Please also note the paragraph on my web page which reads:

We are in favor of improvements but feel that any expansions should be thoughtfully and tastefully designed, with appreciation and consideration for the original and existing ambiance of this historic beachside neighborhood.

That paragraph truly summarizes my feelings toward the project at 122 La Plata, and those sentiments have not changed during the six years this project has been in the works.

I have great respect for your selfless work, and fully believe that Santa Barbara would not be the beautiful place it is without the devoted efforts of yourselves and your predecessors. I trust that in this case you will uphold those high standards and not allow this project to move forward without some very significant improvements to its current design.

Thank you.

Mac Bakewell  
126 La Plata  
Santa Barbara, CA 93109

805-963-8073

May 20, 2007

Dear Members of the ABR –

I am writing this letter to support the remodel/addition proposed by David Shapiro and Barbara Scharf for 122 La Plata. This home will be a wonderful contribution to our evolving Marine Terrace neighborhood. The size, bulk, and scale fit comfortably into the neighborhood and the design is tasteful. I strongly endorse this project and urge its speedy approval.

Andrea Belhof  
245 San Nicholas Avenue

**RECEIVED**

MAY 22 2007

CITY OF SANTA BARBARA/  
PLANNING DIVISION

DISTRIBUTION DATE: 5-22-07  
ABR MEMBERS (8) ✓ ABR TECH ✓  
SR. PLANNER ✓ ASST. CITY ATTY. ✓  
APPLICANT'S AGENT(S) ✓  
ABR SEC ENTERED AS INT PARTY ✓  
ON DATE: 5-22-07 BY: 2

TO: Santa Barbara Architectural Board of review  
From: Robert Whitehead - Homeowner at 1642 Shoreline Dr  
RE: 122 La Plata proposed addition  
Date: May 17, 2007

Please approve the above referenced renovation project. The Mesa neighborhood

must be able to accommodate families that wish to live there. Please do not force this neighborhood to become one that is only suited for childless couples. The proposed 2400 s.f. project is reasonably scaled for the area while still accommodating a family of four and it fits well with the surrounding homes. Please don't force families out of the Mesa area.

Thank you for your consideration of this project.

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA/  
PLANNING DIVISION

DISTRIBUTION DATE: 5-22  
ABR MEMBERS (8) ✓ ABR TECH ✓  
SR. PLANNER ✓ ASST. CITY ATTY. ✓  
APPLICANT'S AGENT(S) ✓  
ABR SEC ENTERED AS INT PARTY      
ON DATE: 5-22 BY: EL

To the Santa Barbara Architectural Board

Members:

As a Marine Terrace property owner, I would like to request your approval of the David Shapiro remodel project at 122 La Plata. This project will enhance the community of Marine Terrace.

Sincerely,

Richard Frei  
1360 Shoreline

**RECEIVED**

**MAY 21 2007**

**CITY OF SANTA BARBARA/  
PLANNING DIVISION**

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

TO WHOM IT MAY CONCERN:

I HAVE REVIEWED DAVID +

BARBARA'S PROPOSED PLANS THAT THEY

HAVE SUBMITTED FOR APPROVAL. WE

WENT THROUGH THE ABR APPROVAL

PROCESS ABOUT THREE YEARS AGO.

THE PLANS APPEAR TO HAVE MANY

OF THE ATTRIBUTES THAT WE WERE

ENCOURAGED TO HAVE, INCLUDING A

LOW PITCH, SEVERAL ROOF PEAKS  
AND VALLEYS AND A SET BACK SECOND

STORY. THE ELEVATION VIEWS

LOOK QUITE NICE. MY WIFE, DEVON

AND I THINK THAT THIS RE-MODEL

WOULD BE A DEFINITE IMPROVEMENT

IN THE NEIGHBORHOOD AND RECOMMEND

AND SUPPORT THEIR APPROVAL.

BRUCE + DEVON HARPER

1215 DELMAR AVE  
SANTA BARBARA, CA 93108

To Whom This May Concern —

My husband and I have looked at the plans for the Shapiro / Scharf home on La Plata. The plans are really beautiful and will add to the beautification of our neighborhood.

These plans should be approved.

Sincerely,  
Marcia Rotman  
1214 Del Mar Ave.  
Santa Barbara 93109  
(805) 962-1414

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

May 20, 2007

To Whom it May Concern,

I've reviewed the plans for 122 La Plata  
I approve.

Karen Neuenstam  
141 Las Ondas

RECEIVED  
MAY 21 2007  
CITY OF SANTA BARBARA  
PLANNING DIVISION

To whom this may concern:  
my husband and I - have  
looked at the plans for  
the Shapiro / Schaff home  
on La Berta. The plans  
are really beautiful and  
I approved them.

Daniel & Olga Navarro  
140 Las Orcas Str.

Santa Barbara  
ca. 93109

805-7633125

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MAY 21 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

File  
CEP~~Shaffer, Gloria R.~~

From: Bill & Jerri Hazard [bnjhazard@cox.net]  
 Sent: Tuesday, May 15, 2007 8:01 PM  
 To: Community Development ABRsecretary  
 Cc: David Shapiro  
 Subject: 122 La Plata remodel plans

City of Santa Barbara  
 Building and Safety Division

MAY 15 2007

**RECEIVED**

To the members of the Santa Barbara Architectural Board of Review,

It has been 39 months now since the first meetings designed to address the NPO update process in Santa Barbara. Over 30 meetings later, many open for public comment, we have in place an ordinance which very clearly sets forth the desire to encourage rejuvenation of our older neighborhoods within a reasonable size limitation set out in the FAR guidelines. Many citizens have made significant efforts to transform the post-WWII affordable housing created for returning soldiers armed with the GI Bill financing incentives into neighborhoods which serve their modern families, while at the same time working to get cars off the streets, and take advantage of the beautiful views afforded by second story additions on our gently sloping lower Mesa properties.

The proposed project at 122 La Plata is clearly an attempt to live within the guidelines, and within aesthetic parameters discussed at many of the meetings. The face to the street is little changed on a property where the house is forward on the lot to begin with, and much of the added square footage is centrally placed to minimize any appearance of bulk. The second floor is set as far back from the lot lines as possible to minimize any offensive presence above neighborhood back yards, and the balcony designed into the project is facing the front of the lot where loss of privacy is minimized.

As was discovered again at the public meetings, the historical discord between younger families starting out with children in the very tight quarters of unimproved homes in the Mission Terrace subdivision, and older couples living in homes they have owned for decades, has not gone away. With most meetings held in the daytime, midweek, few of the younger working families were represented at the open meetings. The few weekend meetings were very well attended, but as a result comments were limited to 2 minutes apiece, leaving little time to develop any cogent ideas. Try as I did at the final meeting to encourage an unequal trade-off weighting between garage square footage and home square footage (i.e. 2 sq. ft. of garage = 1 sq. ft. house) I do not believe it was fully understood that it is in the city's interest to encourage garages built for cars, and significant penalties for those trying to convert garages to living space. There will always be contentions between those with few needs and those with modern, growing families in the same neighborhood, but that should not be an issue before the ABR for review here. These matters have been hammered out over the past 39 months, and the city leadership has accepted the need for renovation and property improvements that do not exceed limits that have been finally established and turned into city ordinance.

By my estimation this project meets the requirements and should be allowed to move forward after its extended development process. To reject it would send a chill across the rest of the lower Mesa home ownership, especially those who bought properties in the past few years with the good intentions of retiring to a home that could be improved to provide the retirement home of their dreams. The arguments that this activity will "deplete the affordable housing stock" or "mansionize our beautiful city" are purely bogus. No property can be purchased for less than \$850,000, even in today's sluggish market, and no mansion can be built with the new ordinance in effect. Good people making genuine and sincere attempts to improve their properties should not be punished for the city's failure to restrict permits in the past for homes that were clearly out of scale with respect to the surrounding neighborhood.

One of the leading principle objectives in the entire NPO update process was to reduce the work of the ABR by setting forth guidelines so that the piecemeal educational role the ABR has recently played can be bypassed, or greatly reduced. Unfortunately the ABR was left with the charge of reviewing every single second story addition within the city without regard for height or setback from the lower floor footprint (I know there is a special word for this but cannot recall it), thus creating work to replace that which might have been taken away by the new ordinance. As the NPO limitations are up for review in three years, if we do not start making some progress, the entire process will have to be reopened as the demographics of the city population gradually morph toward a younger, more upscale body public.

It is my hope that you will approve the project at 122 La Plata. It is a house that has seen little improvement in its 50 years of existence. I genuinely wish to thank you all.

DISTRIBUTION DATE: 5-17-07  
 ABR MEMBERS (8) ☒ ABR TECH ☒  
 SR. PLANNER ☒ ASST. CITY ATTY. ☒  
 APPLICANT'S AGENT(S) ☒  
 ABR SEC ENTERED AS INT PARTY ☒  
 ON DATE: 5-17-07 BY: SC

5/16/2007

Very Sincerely,  
Bill Hazard  
1110 Del Sol Avenue  
Santa Barbara, CA 93109-2108  
Home: 805-965-6678

5/16/2007

File

5.13.07

PROJECT LOOKS NICE. FITS MESA  
STYLE. GOOD LUCK. I THINK THE  
SIZE & SCALE FITS NICE WITH  
THE MESA.

THANKS,

BRENDAN MCNAMARA  
113 SANTA ROSA PLACE.  
SB CA 93109  
OWNER

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

May 13, 2007  
125 La Plata

Tb: ABR

I received notice of Mr & Mrs Scharf  
proposal for a first and second story  
additions.

Being the extra large 2 story house  
(122 Santa Rosa) behind my house  
was built with out receiving any notice,  
I cant deny the Scharf's there two  
story house, with all the other  
two story house going up on the mesa.

Mrs Norma Johnson

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

May 14, 2007

Dear ABR

I have reviewed the plans for  
122 La Plata and I strongly  
approve. I grew up on La Plata  
and my parents were original  
owners. This house will be a  
nice addition to our neighborhood

OUR DUPLICATE 109 SANTA ROSA PL.

*Jim Daulton*

DISTRIBUTION DATE: 5-17-07  
ABR MEMBERS (8)        ABR TECH         
SR. PLANNER        ASST. CITY ATTY.         
APPLICANT'S AGENT(S)         
ABR SEC ENTERED AS INT PARTY         
ON DATE: 5-17 BY: SL

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

*File*

Dear ABR Members:

My name is Michelle Giddens and I live at 134 La Plata, 2 doors up from the proposed project. I have reviewed the plans thoroughly and I give it my full support. I look forward to the new, modest, 2 story house which will be a great improvement to our Mesa tract and to our block.

David and Barbara Shapiro have put a great deal of time and energy communicating with the neighbors regarding this project and I commend them. It is unfortunate that they have had to deal with so many unnecessary obstacles throughout this process. I hope you will give them the strong support they have earned.

Enthusiastically,

Michelle Giddens



Michelle Giddens and Cody

Key Sales Manager- Living Heir  
Healthy Air, Water and Laundry Technologies  
Toll Free: (800) 291-8916  
Local: (805) 962-2040 Fax: (805) 962-8124  
[Michgiddens@aol.com](mailto:Michgiddens@aol.com) [www.EcoQuest.com/michgiddens](http://www.EcoQuest.com/michgiddens)  
134 La Plata /Santa Barbara, CA 93109

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

Saturday, May 12, 2007 America Online: Michgiddens

File

Dear City Council:

I urge your approval of the project at 122 La Plata. Nearly everyone in the Marine Terrace neighborhood has scaled up. I can see 2 projects just within sight of my own home.

I cannot understand the reasons for denying one project and approving another. All residents of the Marine Terrace area should have equal opportunity to build according to the limits of their property and the council's regulations.

Sincerely,

Joanne and Shail Mehta  
1204 San Miguel Ave.  
Santa Barbara, CA 93109

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

May 20, 2007

To whom it may concern:

I have seen David Shapiro and Barbara Scharf's plans for the construction at 122 La Plata and though I am no expert, I believe they conform in spirit and law to guidelines. What's more if constructed according to these plans, the new home would seem to fit in well with the existing neighborhood where I have lived since 1968.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D.J. Palladino', with a stylized, flowing script.

D.J. Palladino  
230 la Plata  
Santa Barbara Ca 93109

**RECEIVED**  
MAY 21 2007  
CITY OF SANTA BARBARA  
PLANNING DIVISION

May 10, 2007

**Re: Support for Remodel for 122 La Plata, Santa Barbara, CA 93109**

Dear ABR:

I live on the ocean-side of San Clemente Street which backs up to the proposed project's side of the street. After carefully reviewing the project plans with David and Barbara Shapiro, I would like to voice my support for their remodel for the following reasons:

- The project is very tastefully designed and will have a positive, conforming effect on our neighborhood.
- The project calls for a two-car garage which will reduce the number of cars parked on the street.
- The project conforms with the City's proposed FAR guidelines.

Sincerely,



Michael Paskin  
Homeowner of 241 San Clemente St.  
403-3262

**RECEIVED**

**MAY 21 2007**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

TO WHOM IT MAY CONCERN,  
AFTER REVIEWING THE PLANS I FULLY SUPPORT THE ADDITION  
AND REMODEL AT 122 LA PLATA. I FEEL THAT THE NEW  
RESIDENCE WILL BE A TASTEFUL ADDITION TO OUR  
NEIGHBORHOOD! THE SHAPIROS HAVE BEEN GREAT NEIGHBORS.

-EDDIE KRABACHER  
137 SAN CLEMENTE

RECEIVED

MAY 21 2007

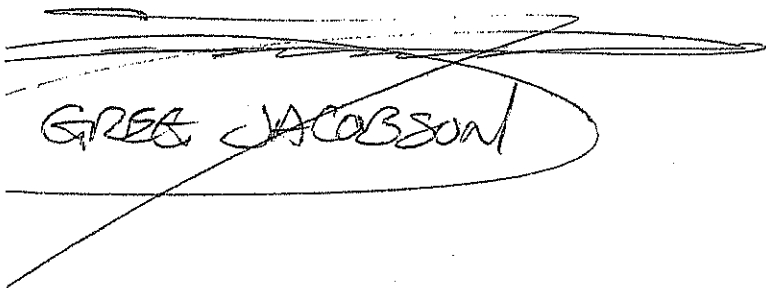
CITY OF SANTA BARBARA  
PLANNING DIVISION

5/14/07

DEAR SRS,

MY NAME IS GREG JACOBSON & RESIDE  
AT 226 SAN CLEMENTE. I ALSO AM BUILDING  
AT 130 SANTA ROSA PLACE. UPON REVIEW  
OF THE PLANS FOR THE REMODEL AT  
122 LA PLATA, I AM IN FULL SUPPORT.

RESPECTFULLY,

  
GREG JACOBSON

130 SANTA ROSA PL.  
226 SAN CLEMENTE

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

5/20/07

TO WHOM IT MAY CONCERN,

WE RESIDE AT 118 SAN CLEMENTE.  
DAVID SHAPIRO HAS SHARED WITH US HIS  
PROPOSED EXPANSION PLAN AT 122 LA PLATA.  
HE ASSURES US THAT HIS PLAN ADDRESSES  
TO THE RECENTLY APPROVED FAR RATIO  
PLAN. WE ARE IN FAVOR OF THE FAR  
RATIO PLAN AND WE THEREFORE SUPPORT  
DAVID'S EXPANSION PROPOSAL.



Sharon Freese

118 SAN CLEMENTE

**RECEIVED**

MAY 21 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

May 20-07

I have seen the plans for  
122 La Plata and approve.

Maudy Perkins  
122 San Clemente  
L.B. Cal 93109

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MAY 21 1907

CITY OF SANTA BARBARA  
PLANNING DIVISION

May 20, 2007

B. ABR.

I approve of the project at 122 La Plata.  
The plan seems to fit in with the neighborhood.

Pore Braden  
138 San Clemente  
Santa Barbara CA 93109  
ph: 965-7708

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

Dr. John Hofbauer and Dr. Laura Fox  
2023 El Cerrito Place  
Los Angeles, CA 90068

May 17, 2007

Architectural Board of Review  
Santa Barbara City


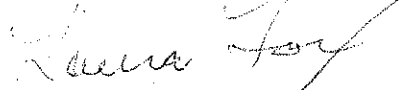
Dear Board Members:

We are writing in regard to the addition and remodel proposed by David Shapiro to the house at 122 La Plata. We own a house in the same block at 102 La Plata. We also own house a block away, at 102 Sta. Rosa Place.

We have carefully reviewed his plans. We wish to make it very clear that we totally support Dr. and Mrs., Shapiro's remodel and addition. It fits well on the plot and is compatible with the neighborhood. It has the appropriate "bulk and scale." It is an improvement and enhancement for the neighborhood, which is a neighborhood in transition.

We urge you to facilitate the project in any way possible.

Sincerely,

Dr. John Hofbauer and Dr. Laura Fox

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

File

The Board of Directors of CityWide Homeowner's has unanimously voted to support the remodel and addition proposed for 122 La Plata by David Shapiro and Barbara Scharf.

CityWide represents over 1000 homeowners across Santa Barbara but our group began on the Mesa, specifically in the original Marine Terrace tract where this project is located. Of the 315 homes in this tract we represent approximately 1/3. The Mesa Chapter of the CityWide Homeowners is the largest representative body from the Mesa. Older, historically rooted groups claim to represent the views of the Mesa but their memberships today are small and there has been no attempt by these groups to survey the larger opinion of the community they claim to represent. We are clearly the most representative group speaking for the preferences of the Mesa community, specifically the Marine Terrace.

CityWide has a strong interest in this project because it will be one of the first to be reviewed by the SFDB using the updated SFDG and NPO. We have been opposed to FAR restrictions from the beginning and find the new ordinance to be unfair and inflexible. We find the size limitations too small. It has been 3 long years and for the next 2 years we must live with the "compromise" that resulted.

The proposed plans for 122 La Plata meet all the current regulations and good neighbor guidelines. The applicant of this project made thoughtful attempts to conform to the spirit, as well as the numbers, of the new NPO. This project's size falls within the FAR limitations. This project has minimized its impact by retaining the front and side walls of the original structure. The second floor is pushed in on the sides and in the front. The bulk of the second story rests front of center to maximize backyard privacy while minimizing street bulkiness. Most of the projection to the rear is actually a single story addition.

Despite this, one neighbor hired an attorney and an architect to try to block this project when it was very far along in plan check. This is ironic since this neighbor was one of the principal drivers of the political movement that led to the new NPO. That side repeatedly claimed that we needed the new NPO so that neighbors wouldn't have to fight neighbors. To push a position through the political process and then not abide by the resulting ordinance is reprehensible. At the starting point of the new NPO opposition to a project which complies with it should not be tolerated.

DISTRIBUTION DATE: 5-21-07  
ABR MEMBERS (8) ✓ ABR TECH ✓  
SR. PLANNER ✓ ASST. CITY ATTY. ✓  
APPLICANT'S AGENT(S) ✓  
ABR SEC ENTERED AS INT PARTY ✓  
ON DATE: 5-21-07 BY: gn

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA

CityWide Homeowners is concerned that the "85% rule" might be manipulated to imply that 85% of maximum FAR is the de facto limit, rather than the maximum FAR number itself. The maximum FAR formula was agreed to and is already quite conservative, a significant limitation when compared to the previous rules. In fact, one ABR member addressed the City Council pointing out that designing a 3 bedroom, 2 ½ bathroom house was quite difficult using the FAR numbers for lots under 7500 sq ft. If the 85% of FAR becomes the de facto limit it would violate the compromise that was reached and jeopardize the trust the community put into the process. Applicants who choose to build up to the maximum number should not be discriminated against. That is their right and it should be expected and acceptable to do so.

From a moral standpoint, those who pushed for the new NPO and its FAR standards need to accept a project such as 122 La Plata as a shining example of a product of the new NPO legislation. It is a shame that we are seeing conflicts at this early stage.

We live in a community and, as such, we all need to compromise during this trial period. After the trial period is over, we all have an obligation to go back to City Council and to our constituents with our opinions. As such, CityWide will be watching this process very carefully.

Respectfully,

  
Michelle Giddens

President

CityWide Homeowners of Santa Barbara

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA/  
PLANNING DIVISION

File

Gentlemen -

There are many on the Mesa for whom a certain self-appointed group claims to speak. They do not speak for me, and I don't believe they have wide support on the Mesa.

Mr. Shapiro's plans for 122 LaPlata seem quite conservative, easily fitting into our neighborhood.

I urge you to approve the 122 LaPlata project.

Sincerely,

Wayne Tustin  
1520 Santa Rosa Avenue,  
Santa Barbara, California 93109 USA  
phone 805/564-1260

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

I strongly support the project at 122 La plata and suggest all city agencies allow this project to go toward completion ASAP . I am a near neighbor at 214 Las Ondas and will enjoy seeing this project improve our sad old housing supply on the mesa. Richard Box

*All the "best" from Rich ☺*

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

May 15, 2007

Dear ABR:

I live in the Marine Terrace and am a neighbor of David Shapiro. Our neighborhood is characterized already by a mixture of large and small homes, a mixture which Mr. Shapiro's remodel/addition plans for 122 La Plata fit in with well. I have reviewed the proposed remodel/addition plans for 122 La Plata and strongly believe the house has a bulk, size, and scale which is completely appropriate for the Marine Terrace. The house will fit extremely well with the existing neighborhood. The proposed house would do nothing but enhance the neighborhood, and I strongly recommend approval of this project.

Sincerely,

Keric Brown  
109 San Nicolas  
Santa Barbara, Ca 93109

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

To: ABR  
RE: 122 La Plata

Please accept this letter of support for the approval of the remodel/addition to 122 La Plata. After discussing the size and scope of the project with the property owner, David Shapiro, I am convinced that it falls within the guidelines, that it is compatible with the design and scale of other homes in the neighborhood and that it should be approved without further delay.

Thank you,  
Scott Borman  
1242 and 1244 Shoreline Drive

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

Dear ABR

"I have no opposition  
to the Shapiro remodel/  
addition at 122 La Plata."  
"I support it!"

Ruth J. Perkins  
Care Taker for  
Bob Jenkins  
109 San Clemente

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

**GLEN A. HOLDEN, JR.**

1208 SAN MIGUEL AVENUE ♦ SANTA BARBARA, CALIFORNIA 93109  
(805) 892-4825 ♦ glenholden@aol.com ♦ (805) 892-5099 FAX

May 15, 2007

Architectural Board of Review  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

Re: David Shapiro Remodel Request for 122 La Plata Drive

Dear sirs:

I am writing in support of Mr. Shapiro's application pending before you regarding a remodel of his existing dwelling and an addition that is in keeping with the recently approved NPO guidelines. I am a neighbor and friend who believes that the threats made by my former next-door neighbor should be ignored and that his "speaking on behalf of the neighborhood" is simply one voice. It is an injustice that he is allowed to waylay a legitimate approval process, and I can assure you that he does **not** speak for me in terms of the enhancement to our local environment that this remodel creates.

David and I have discussed his plans for his home. He is a dedicated resident who has tried repeatedly to have a larger home is keeping with the spirit of the Marine Terrace but one that accommodates his family. Having lived in a similar home just up the street for 2-1/2 years, it is difficult to imagine that any improvement is not a benefit to this neighborhood, which had been comprised exclusively of small, affordable housing appropriate to the post-war 1950s. We have been considering adding more space ourselves so that we can continue to live in the Marine Terrace in a comfortable-sized but not extravagant home.

On La Plata, as with all other streets, there are mixes of homes – ones that have been upgraded alongside original 1950s construction. This adds character to the neighborhood in my opinion, and without the ability to expand these very small houses where families can live, we would be inundated with rental properties and homeowners who do not care about their property. The plans that David has proposed will make a wonderful addition to this unique enclave of Santa Barbara, and from what he has described, it will be in keeping with all of the new restrictions, fitting within the guidelines. Having a mix of home styles and sizes retains the vitality of our nice neighborhood.

I fully endorse David's request and recommend your approval of a great project for our neighborhood from a good neighbor and a committed local citizen.

Yours very truly, Glen A. Holden, Jr.

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

Addressed to the Achitectural Board of Review:

Re. The David Shapiro Remodel - at 122 La Plata  
Santa Barbara

Sirs,

I have reviewed the planned remodel, as proposed for the property at 122 La Plata and support the intent ,size, and design of said project. The bulk and scale are well within the guidelines for the area and the attractiveness would be a benifit to the neighborhood!

The design is allowing a major improvement over the minimalistic homes of the Post WWII period of the early 1950's.

I rcommend a quick approval of the improvements to the prperty at 122 La Plata, S.B..

Sincerely,  
Mark Boyd  
1380 Shoeline

Drive

S.B. 93109

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

TO WHOM IT MAY CONCERN,  
AFTER REVIEWING THE PLANS I FULLY SUPPORT THE ADDITION  
AND REMODEL AT 122 LA PLATA. I FEEL THAT THE NEW  
RESIDENCE WILL BE A TASTEFUL ADDITION TO OUR  
NEIGHBORHOOD! THE SHAPIROS HAVE BEEN GREAT NEIGHBORS.

-EDDIE KRABACHER  
137 SAN CLEMENTE

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

To whom it may concern,

File

I took a look at the building plans at 122 La Plata and I approve of the second story plans. I think the house will fit in well with the neighborhood.

Jason Montero  
141 San Clemente st.

Jason Montero

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

Jan 8, 2007

Dear ABR,

I have review the plans  
for the addition and remodel  
at 122 LaPlata (of "David Shapiro")  
I approve of this project. It  
will be a nice addition to the  
neighborhood.

Mrs Shirley M. Collinge  
129 LaPlata  
Santa Barbara, CA.

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

May 13, 2007

Dear members of the ABR,

I have taken the time to review the plans and elevations for the proposed remodel and addition at 122 La Plata. I have found them to be appropriate for this part of the Mesa and will add to the character and charm that makes for a pleasant mix of sizes and shapes that has made this area a family based neighborhood. We are far from being a neighborhood of mansions and can easily accomodate more two story homes to give this area an upscale yet friendly ambience.

Sincerely,

Mark McBrady

Resident of 106 San Clemente

Mark McBrady

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

RECEIVED

**S. Dorothy Fox and Timothy F. Harding, PhD.**

**110 La Plata St.**

**Santa Barbara, CA 93109**

Phone: (805) 965-9733 fax: 805-965-8453 email: [hardingt看@earthlink.net](mailto:hardingt看@earthlink.net)

RECEIVED

May 11, 2007

MAY 18 2007

Architectural Board of Review

CITY OF SANTA BARBARA/  
PLANNING DIVISION

Dear ABR Members:

We are writing in regard to the addition and remodel proposed by David Shapiro to the house at 122 La Plata. We live in the same block at 110 La Plata. We own houses at 114 La Plata, 106 La Plata and, a block away, at 137 Sta. Rosa Place.

We have carefully reviewed and studied his plans. We wish to make it very clear that we totally support Dr. and Mrs., Shapiro's remodel and addition. It fits well on the plot and is compatible with what this neighborhood is becoming, emerging from the 1950's tract homes. It has the appropriate "bulk and scale." The project certainly qualifies under the Neighborhood Preservation Ordinance. It is an improvement and enhancement for the neighborhood, which is a neighborhood in transition.

Dr. Shapiro has been working on this project for a number of years. In that sense it is not a new project. Recently he ran into a number of unfair obstacles prompted by a neighbor and the city Planning Department. He has been singled him out for unusually arbitrary rulings, which unfairly pushed him into the new ordinance, even though he submitted his project prior to the adoption of the new Single Family Design ordinance.

Nevertheless, it is our understanding that the vast majority of the neighboring homeowners support Dr. And Mrs. Shapiro's project. We urge you to facilitate it in any way possible.

Sincerely,

*S. Dorothy Fox Timothy F. Harding*  
S. Dorothy Fox and Timothy Harding.

File

May 10, 2007

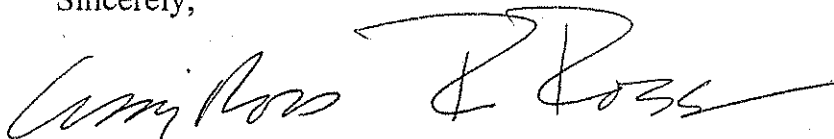
Dear Members of the Architectural Review Board,

My husband Richard and I are very happy to recommend the remodeling plans for the Shapiro home at 122 La Plata.

As Mesa residents, we are very aware of what kind of plans fit in with the residential neighborhood (and the few homes that have been built that are a little out of character). The Shapiro home with a new second story will be totally in keeping with the traditional architecture and scale of the existing homes. With a total square footage of approximately 2,400 square feet plus garage, the remodeled home will be within the newly adopted FAR limit. Because of the architectural configuration of the new home, which the new second story set back from the street, the home will retain the feel of the homes up and down the street.

We congratulate the homeowner on making an effort to enhance the neighborhood and upgrade the property.

Sincerely,

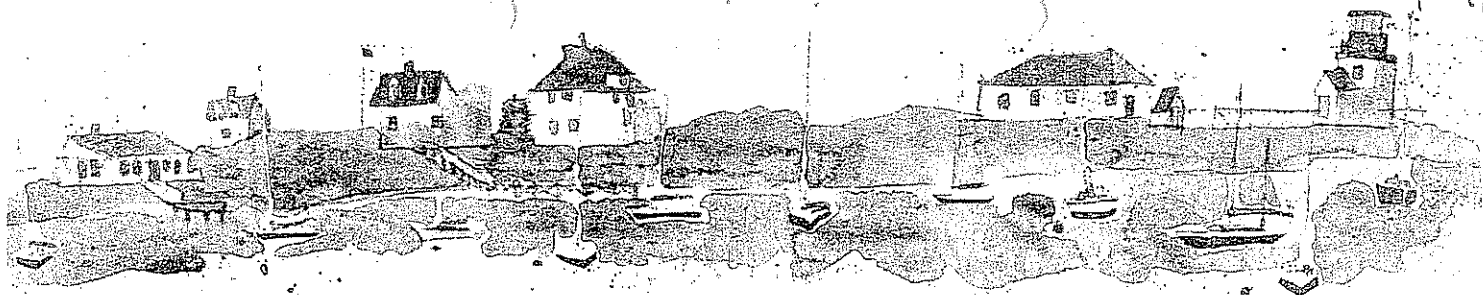


Cissy and Richard Ross  
142 Santa Rosa Place  
Santa Barbara, CA. 93109

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**



5.9.07

Dear ABR Members -

I am writing to you as a neighbor of David Shapiro who resides at 122 La Plata.

I am also writing to you as a citizen of Santa Barbara who has experienced a neighbor who appealed your decisions made in my favor. But he won. I survived. And I want the same for the Shapiro family who have been working on their dream of a new home for six long years.

I have seen the architectural plans and concur the remodel will enhance our Mesa neighborhood.

Best regards,

Shelley Azbell  
1232 Shoreline Drive

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

*File*

May 10, 2007

**Re: Support for Remodel for 122 La Plata, Santa Barbara, CA 93109**

Dear ABR:

I live on the ocean-side of San Clemente Street which backs up to the proposed project's side of the street. After carefully reviewing the project plans with David and Barbara Shapiro, I would like to voice my support for their remodel for the following reasons:

- The project is very tastefully designed and will have a positive, conforming effect on our neighborhood.
- The project calls for a two-car garage which will reduce the number of cars parked on the street.
- The project conforms with the City's proposed FAR guidelines.

Sincerely,



Michael Paskin  
Homeowner of 241 San Clemente St.  
403-3262

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

Fibe

MAY 9, 2007

DEAR ABR:

I think the Shapiro house proposal  
at 122 La Plata for remodel and addition  
is very nice and I approve of it.

Fred J. Ponz  
113 San Clemente

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

April 18, 2007

Dear ABR

I have reviewed David Shapiro's  
Plans for 122 La Plater and approve  
the construction

Frank Harris  
114 La Plater  
Santa Barbara, CA  
93109

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

03/05/2007

To whom it may concern,

My name is Mike Schwab, and my wife Cindy and I live two doors away from David and Barbara Shapiro. I grew up in the house we live in so I have a long history in this neighborhood. A few months ago David asked us if he could show us their drawings of what they would like to do to their house. My wife and I agreed to take a look and offer our opinion on the proposed project.

The Shapiro's plan includes adding a second story to their house. This would give them more space for them and their two children and still leave them a decent sized backyard. This addition of a second story has become a controversial issue with some of the folks who reside in our neighborhood. Some people feel we will loose some of our charm and small town feel if we permit people to build up.

My wife and I disagree with the thought that building up will ruin the neighborhood. We feel that if people want to improve and enlarge their homes within reason for their families then we should welcome it. We all will benefit from the increase in property values. And retaining more owner occupied homes is a big plus to all of us. I would prefer to live next to a bigger nicely redone owner occupied home than a smaller run down house that an investor purchased and rents out to a bunch of college kids. By denying quality people like David and Barbara a chance to build their dream home we risk loosing them to those investors who don't live here and don't care who they rent to as long as they pay the monthly rent on time. I'm not against renters at all since I used to be one, but I have personally seen and experienced what happens when a bunch of young adults move in and don't care about the neighborhood. That scares and concerns me much more than someone building up next or near to me.

In conclusion, my wife and I support the Shapiro's plan and hope that they are allowed like many have already been in this neighborhood to build their dream home.

Sincerely yours,  
Mike Schwab and Cindy Ingham

*Cindy + M. Schwab*

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

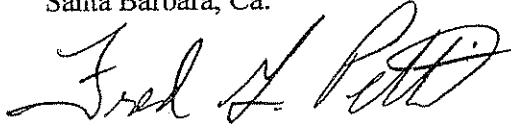
File

February, 25<sup>th</sup> 2007

ABR and City Planners of Santa Barbara City,

I Fred Pettit had been shown the plans for the remodel of the house at 122 La Plata by Mr. David Shapiro on 1/ 1/ 2007. I have no objections to this project as planned and, as one of Mr. Shapiro's neighbors, do here by approve this project.

Sincerely, Fred Pettit  
Homeowner 101 La Plata  
Santa Barbara, Ca.

A handwritten signature in cursive script, reading "Fred A. Pettit". The signature is written in dark ink and is positioned below the typed name and address.

City of Santa Barbara  
Building and Safety Division

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File

25 FEB 2007

I HAVE SEEN DAVID SITAPIRO'S  
HOUSE REDESIGN PLANS FOR 122 LA PLATA.  
THEY LOOK GOOD FOR THE NEIGHBORHOOD.  
I APPROVE OF THEM. I LIVE NEXT  
DOOR TO THIS HOUSE.

*Jose Velazquez*  
118 LA PLATA

City of Santa Barbara  
Building and Safety Division

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File

I have seen the project at  
122 La Plata. I like it and approve  
of it. It looks nice and is a  
good size for a family in  
our neighborhood.

Mmanuel Chavarez

1107

SAW CLEMONT  
CITY

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

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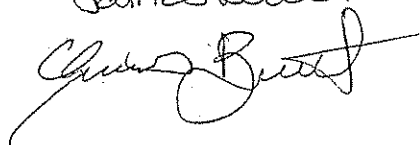
File

Dear A.B.R.,

My name is James Boudet. I live at 121 San Clemente directly behind proposed project. I have reviewed the plans and have no problem or issues regarding said project. Please feel free to contact me w/any questions or concerns.  
806-882-9166

Thanks,

James Boudet



City of Santa Barbara  
Building and Safety Division

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File

March 6, 2007

Subject: Proposed construction of a new two story dwelling at 122 La Plata, Santa Barbara, Ca.

To whom it may concern,

My wife Lucy Foster and myself own and reside at 125 San Clemente, Santa Barbara. Our property shares a rear property line with the subject property at 122 La Plata.

We have reviewed the preliminary plans for the proposed new two story dwelling and not only find them to be acceptable, but feel that the proposed dwelling will be an asset to the neighborhood. We are in favor of the approval of the project.

Thank you for your consideration,

William J. Foster

Lucy M. Foster

*William J. Foster Lucy M. Foster*

City of Santa Barbara  
Building and Safety Division

MAY 17 2007

**RECEIVED**

File

~~Strater, Charles E~~

**From:** Mary Jane Headlee [mjheadlee@cox.net]  
**Sent:** Monday, May 21, 2007 9:36 AM  
**To:** Community Development ABRsecretary  
**Subject:** 122 La Plata

TO: Clay Aurell, Jim Blakeley, Christopher Manson-Hing, Gary Mosel, Randall Mudge, Dawn Sherry, Mark Wienke, Paul Zink, Jaime Limón,

RE: Today's ABR review of 122 La Plata

Dear ABR Members,

I will be unable to attend today's review of 122 La Plata but would like to voice my concerns about this project. Although I understand that the new NPO is in effect, there is even greater need now to make sure that property owners and their architects do not exploit the loopholes which result in houses that present a bulk, size and mass that is out of proportion to the neighborhood.

Since, as you are aware, the Mesa is characterized by small lots this ABR review takes on an important role to ensure that houses do not tower over their neighbors, thus robbing them of their privacy, skyline and light. Although these attributes are technically not under the purview of the NPO, they do a lot in maintaining the characteristics which make the Mesa neighborhood so special and desirable. One example I would like to share with you is the new construction at 122 Santa Rosa Place. This house - and it apparently conformed to all the NPO guidelines and passed through ABR - was allowed to have a third story deck. Nice view for the homeowners, but it now robs no less than 8-9 adjacent homes of their backyard privacy. We really must take into account the neighborhood impact of any home addition.

Although 122 La Plata does not have a third story deck (that I am aware of), the impact of its size will affect neighbors.

That being said, I hope you will scrutinize this project in terms of the FAR, proposed setbacks, design compatibility with the neighborhood and, although not clearly defined, the impact on the neighboring homes' privacy and "space" - which I define as not having a huge bulky house loom over your backyard. I know this is tricky and I wish I could explain in better, but we all need to have a sense a refuge preserved within the boundaries of our properties.

Thank you for the job that you provide to our City and I appreciate your time in reading my request.

Best regards,

Mary Jane Headlee  
138 Santa Rosa Place  
Santa Barbara, CA 93109

City of Santa Barbara  
Building and Safety Division

MAY 21 2007

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DISTRIBUTION DATE: 5-21-07  
ABR MEMBERS (8) ✓ ABR TECH ✓  
SR. PLANNER ✓ ASST. CITY ATTY. ✓  
APPLICANT'S AGENT(S) 5-22-07  
ABR SEC ENTERED AS INT PARTY ✓  
ON DATE: 5-21-07 BY: *gn*

5/21/2007

~~Shafter, Gloria R.~~

From: Berni Bernstein [bernibernstein@hotmail.com]  
Sent: Monday, May 21, 2007 10:05 AM  
To: mac@marineterrace.org; Community Development ABRsecretary  
Cc: mccammon@cox.net  
Subject: RE: Critical ABR hearing Monday, May 21

May 21, 2007

Dear Members of the ABR,

Thank you for your time regarding 122 La Plata on the Mesa tonight. As Co-Presidents of the La Mesa Neighborhood Association, with over 250 dues paying members, we feel this is an example of why we spent so long working together to try to FORCE projects into compliance because they disregard the impacts on their neighbors and neighborhoods.

As we watch on tv, our members, many seniors and original owners, share the hope that you will send this project back to the drawing board to come up with a smaller design that fits in and does not damage the property values of the folks nearby. 122 La Plata encroaches on the neighbors and changes their quality of life.

I hope you have driven through the Marine Terrace neighborhood lately. So far at least a dozen awful projects have been approved and are changing the entire area. Please listen to the community and steer the projects toward compliance and compatability. I understand that creative builders are now calculating the FAR in some odd ways to minimize the total size. Please don't let them get away with it.

Sincerely,

Berni Bernstein

Cathy McCammon

Co-President's La Mesa Neighborhood Association Please confirm that you recieved this email. Thank you.

City of Santa Barbara  
Building and Safety Division

MAY 21 2007

**RECEIVED**

~~Shaffer, Gloria R~~

**From:** Russ & Christa Crane [russchrista@gmail.com]  
**Sent:** Monday, May 21, 2007 1:50 PM  
**To:** Community Development ABRsecretary  
**Subject:** 122 La Plata

I have been trying to keep up with the project process of 122 La Plata. This project has been going on for many years now, with much going back and forth. I would like to ask that you review this project to the fullest extent you can. I am an original property owner at 118 Santa Rosa Pl., and now have a monstrous house next to mine that is completely out of character for our beach side neighborhood. This was a situation that got approved in bits and pieces until we now have a house towering over us less than five feet of our back fence. With all the building going on on the Mesa, I feel that guidelines really must be enforced or we will completely lose our sense of neighborhood/home privacy and goodwill toward our neighbors. I know there has been much work towards these goals and guidelines, and I really appreciate the progress that has been made in terms of fairness and respect for all. I urge you to continue to review this project, as once a house is built, it is most likely there for another 50 years and will change the entire character/history of the community. Thank you.

Christa Backson  
118 Santa Rosa Pl.  
Santa Barbara, CA 93109

City of Santa Barbara  
Building and Safety Division

MAY 21 2007

**RECEIVED**

5/21/2007

**From:** Mac Bakewell [mac@marineterrace.org]  
**Sent:** Monday, May 21, 2007 7:59 AM  
**To:** Community Development ABRsecretary  
**Subject:** Agenda item #8: Concept Review for 122 La Plata

May 21, 2007

To: All members, Architectural Board of Review  
Re: Agenda item #8: Concept Review for 122 La Plata

Dear ABR members,

I am writing to express my concerns over the project proposed at 122 La Plata, and I would like to begin by saying that I am pleased by the inclusion of FARs in the recently revised NPO because they free this board to focus on design.

As the owner and twenty-five-year resident of the home immediately to the north of 122 La Plata, I am painfully familiar with this project which, in a slightly different form, first appeared before your predecessors in April of 2001.

In the six years since that initial concept review, this applicant has struggled with various architects, the Planning and Building Departments, and with neighbors like myself, in a prolonged attempt to have this project approved.

His efforts have been met with sustained opposition by neighbors, by review comments which often included the words "too aggressive," and by repeated rebuffs from the Planning and Building Departments for Sisyphean lists of omissions, oversights, and inconsistencies.

I might point out that even after eighteen months in the review process, several obvious inconsistencies remain in these plans. A few examples:

1. The "existing" width of the section within the 20' setback is shown as 26'-3" whereas according to the original (1951) drawings that dimension is only 25'-8"
2. The two "existing" windows, also within the 20' setback, are shown as 6' wide whereas they are actually only 3' wide.
3. The "existing" plate height, also within that 20' setback, is shown as 8'-4" whereas the actual existing plate height is only 8'-1".

Given that any one of the above three inconsistencies would require a modification, it should be clear that this project still demands some unusually vigilant scrutiny.

Even though some may see the FARs as the core of the new NPO, that new ordinance is actually far more explicit than the original on the characteristics and importance of excellent design. Additionally, and throughout the NPO revision process, members of this board have repeatedly affirmed that architecture is the key to attractive and compatible design, and I am now urging you to use your own

experience and skills to help this applicant design a structure that is truly compatible with our neighborhood.

For your reference, I have posted a series of images on the web:  
<[http://members.cox.net/marineterrace/122\\_La\\_Plata/before\\_and\\_after.html](http://members.cox.net/marineterrace/122_La_Plata/before_and_after.html)>

Please note that the plans posted there are essentially identical to those you are reviewing as a "new" project today, even though those drawings were dated October 1, 2004, and first submitted for review in November of 2004. (The Notice of Coastal Exclusion pertinent to the plans before you today is dated December 2, 2004.)

Please also note the paragraph on my web page which reads:

We are in favor of improvements but feel that any expansions should be thoughtfully and tastefully designed, with appreciation and consideration for the original and existing ambiance of this historic beachside neighborhood.

That paragraph truly summarizes my feelings toward the project at 122 La Plata, and those sentiments have not changed during the six years this project has been in the works.

I have great respect for your selfless work, and fully believe that Santa Barbara would not be the beautiful place it is without the devoted efforts of yourselves and your predecessors. I trust that in this case you will uphold those high standards and not allow this project to move forward without some very significant improvements to its current design.

Thank you.

Mac Bakewell  
126 La Plata  
Santa Barbara, CA 93109

805-963-8073

City of Santa Barbara  
Building and Safety Division

MAY 21 2007

**RECEIVED**

~~Charter, Gloria R~~

From: beachcats@sbceo.org  
Sent: Sunday, May 20, 2007 11:50 PM  
To: Community Development ABRsecretary  
Subject: 122 La Plata (with photo attachments)

Attachments: C IM003110.JPG; HPIM3189.JPG



C IM003110.JPG HPIM3189.JPG  
(344 KB) (2 MB)

Attachments were missing in prior e-mail:

ABR Secretary,  
PLEASE send this letter and 2 attachments to the Board and the cc's.  
Since we are unable to be at the meeting.  
Also please have this letter and 2 attachments read into the public record.  
Thank-you very much, Inge Rose

ABRSecretary@SantaBarbaraCA.gov  
Architctural Board of Review  
May 20, 2007  
City of Santa Barbara

Re: 122 La Plata, Barbara Scharf

Chairman and Board Members:

I would be here in person again but I am working for the National Park Service on the Channel Islands. I am the owner of 121 San Clemente, the lot directly behind this proposed two-story construction on La Plata.

The plans, as filed with the staff, were reviewed and I need to make several comments.

I think it is great that they are adding a garage for off street parking.

There are several concerns I noted in my review:

1. The balcony shown to be on the south and east elevations will directly take all remaining privacy from my backyard. The NPO and prior ABR boards have specifically noted that balconies should not be allowed for neighborhood compatibility. Please have the balcony removed.
2. The house has 255 sf of Covered Balcony/Decks adding more to the Bulk, Mass and Scale of the house, besides also looking into my back yard. (see photo of existing 110 La Plata (Fox) house effect on back yard and lack of privacy). Please have the roof over the balcony removed.
3. The roof should have a lower pitch to help reduce the height of the construction and therefore help reduce some of the bulk, mass & scale.
4. The bulk and scale is overpowering to the existing families and homes.
5. The second photo shows my lot on the the back of the 122 La Plata lot ... imagin it with a two-story and a balcony looking into the backyard and into the rooms.
6. The original Marine Terrace lots and houses were laid out with privacy specifically in mind. Even to the point of having larger sideyards so that neighbors would not be living in their neighbors houses.

Please remember the goal is preserve and maintain neighborhoods and their character. This is a 'quality of life issue' for us and our neighbors. We moved to the Mesa 18 years ago because of its small charter and now we rely on your board to help preserve our neighborhood. Thank-you for your time and your consideration of the points made in this letter.

Inge Rose, Architect  
Bob Stallings  
256 San Nicolas  
Santa Barbara, CA 93109

cc: Betty Weiss  
Heather Baker  
Jaime Limon

City of Santa Barbara  
Building and Safety Division

MAY 21 2007

**RECEIVED**

